



Attachment 1

Findings

PA22-0227

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- 1 **GENERAL PLAN** **PA22-0227**
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.
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- 2 **ZONING** **PA22-0227**
That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.
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- 3 **COMPATIBILITY** **PA22-0227**
That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.
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- 4 **GENERAL WELFARE** **PA22-0227**
That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
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- 5 **PUBLIC FACILITIES** **PA22-0227**
That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).
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- 6 **COASTAL DEVELOPMENT PERMIT 1** **PA22-0227**
That the development project proposed by the application conforms to the certified Local Coastal Program.
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- 7 **COASTAL DEVELOPMENT PERMIT 2** **PA22-0227**
That the project conforms to the public access and public recreation policies of the California Coastal Act.
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- 8 **COASTAL DEVELOPMENT PERMIT 3** **PA22-0227**
That the approval of this application will result in no modification to the requirements of the certified land use plan.

17

VARIANCE 2

PA22-0227

That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with.

18

LOT LINE ADJUSTMENT

PA22-0227

That the proposed lot line adjustment conforms with the criteria and requirements of the Emerald Bay Local Coastal Program, the County Zoning and Subdivision Ordinances and the Subdivision Manual.